

**TOWN OF MAGNOLIA
PO BOX 233
MAGNOLIA, DE 19962**

Mayor James Frazier

302 335-5891

Town of Magnolia, Town Council, April 11, 2022, 6:00 pm.

Meeting called to order at 5:59 pm.

All Council members were present. Diane absent; Victoria Frazier took notes in her absence. Dustan and Ralph present. Guest Anthony MacDonald of 31 East Walnut Street.

Minutes of last meeting – Motion to approve Buck 1st, Suzanne 2nd, motion carried.

Treasurer's Report – Reviewed info provided by Diane. Scott questioned the fence payment for pump house lot. Down payment was made, but project delayed until Reybold activity is done. Motion to approve and pay the bills; Ryan 1st, Buck 2nd, motion carried.

Water: Dustan provided info on water system. Reports of yellow water at 40 South Main. They have filters. Dustan indicated he has not been able to witness such onsite. Their service is now connected to the back loop. Investigations continue.

Ralph has done a few temporary shutdowns for site improvements. Reybold will need to fix the curb stop at 28 West Walnut. Something has knocked it off the upright. Can ARPA money be used to wash Town Hall and fence? Jim suggested just using regular budget money and save the ARPA funds for the next water system upgrades being discussed. He also noted that the repaving on West Walnut Street has somewhat improved the chronic drainage issue observed there before.

Discussion about the next four water projects being discussed with Verdantas (formerly Duffield). The four are (in order): (1) Upgrades to wells, (2) New water tower, (3) Extend current water mains project to North Main, from Post Office to sewer station, and (4) complete the water service inventory. Jim and Dustan both noted that their online sessions with State of DE ODW suggested that our population demographics may positively influence the grantors when it's time to decide which proposals receive funding. This is new Federal infrastructure money that's being made available.

Scott suggested that, while still pursuing the grant money, we consider using existing ARPA funds and State of DE Capital Improvement funds that we have in case all four projects aren't funded. Price quotes will need to be refreshed, specifically for the wells and tower.

Scott asked about the DAFB Compatible Use Study that Jim is assisting with. Jim explained that it is an initiative by DAFB that is very similar to our Town of Magnolia Comprehensive Plan. They've established a five-mile radius around DAFB and are engaging any governmental agencies within it for their input, including Magnolia.

New Business – None

Old Business-

Properties and Code Enforcement

Anthony MacDonald, owner of 31 East Walnut Street, attended to discuss his desire to build a combination 2-car garage and second-floor apartment on his lot. Council reviewed his drawings. He envisions using the apartment as a combined family guest use and possibly AirBnB.

Buck questioned whether he has a contractor. Further discussion on establishing a tap off of his water service plus sewer service. Buck suggested determining whether this is accessory dwelling and, depending on usage, possibly establishing a second address (A and B) as this helps the fire company when responding to an emergency. Jim referred him to the Town permit application on our website.

Also some updates on various parcels:

- a. 34 South Main – sold, but additional details aren't available yet.
- b. 31/33 South Main – settlement, per Jessica Brower, set for May 25.
- c. 35 South Main – sold, unclear whether owner-occupied or rental.
- d. 5 South Main – Hannah project continues.

Brian Howard has submitted three FOIA requests to us regarding the Hannah property. Responses being prepared. We also provided information and clarifications to Kent County Permitting, as he has submitted requests to them as well.

There being no other business, motion to adjourn at 6:40 pm by Buck, second by Suzanne. Motion carried.

Notes by Victoria Frazier (for Diane Cahall)